



**SGORIONPROD Expanded Appraisal Card**



Parcel ID: 087-126-13-0-24-02-008.00- Quick Ref: R91242 Tax Year: 2020 Run Date: 12/20/2020 10:10:04 AM

**OWNER NAME AND MAILING ADDRESS**

DUFFIELD SANDRA K  
1124 N PARKWOOD  
WICHITA, KS 67208-2724

**PROPERTY SITUS ADDRESS**

1124 N PARKWOOD LN  
WICHITA, KS 67208

**LAND BASED CLASSIFICATION SYSTEM**

**Function:** 1101 Single family re: **Sfx:**  
**Activity:** 1100 Household activities  
**Ownership:** 1100 Private-fee simple  
**Site:** 6000 Developed site - with building

**GENERAL PROPERTY INFORMATION**

**Prop Class:** R Residential - R  
**Property Type:** RU-Urban Res Homesite  
**Living Units:** 1  
**Zoning:** SF-5  
**Multi-Zoning:** N **Non-Conforming:** N  
**Neighborhood:** 374.0 374.0  
**Economic Adj. Factor:** /  
**Map / Routing:** /  
**School District:** 0602 USD 259  
**Legacy ID:** 00171358  
**Investment Class:**  
**Tax Unit Group:** 6702-6702 001 WICHITA U-259

**TRACT DESCRIPTION**

LOT 8 & N 30 FT LOT 9  
BLOCK 3  
LAMBSDALE ADD.



126130240200800 07/21/2020

**Image Date:** 07/30/2020

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1  
**Fronting:** Residential Street - 4  
**Location:** Neighborhood or Spot - 6  
**Parking Type:** On and Off Street - 3  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**

**INSPECTION HISTORY**

| Date       | Time    | Code | Reason | Appraiser | Contact | Code |
|------------|---------|------|--------|-----------|---------|------|
| 10/12/2016 | 8:00 AM | 17   | RE     | 529/513   |         |      |
| 06/10/2016 | 3:33 PM | 11   | RE     | 513       |         |      |
| 05/05/2010 | 3:35 PM | 11   | RE     | 486       |         |      |

**BUILDING PERMITS**

| Number                      | Amount | Type     | Issue Date | Status | % Comp |          |         |
|-----------------------------|--------|----------|------------|--------|--------|----------|---------|
| <b>2020 APPRAISED VALUE</b> |        |          |            |        |        |          |         |
| Cls                         | Land   | Building | Total      | Cls    | Land   | Building | Total   |
| R                           | 25,800 | 103,200  | 129,000    | R      | 25,800 | 93,600   | 119,400 |
| <b>2019 APPRAISED VALUE</b> |        |          |            |        |        |          |         |
| Total                       | 25,800 | 103,200  | 129,000    | Total  | 25,800 | 93,600   | 119,400 |

**MARKET LAND INFORMATION**

| Size                           | Type               | AC/SF  | Eff | FF | Depth | D-Fact | Inf1 | Fact1 | Inf2 | Fact2 | OVRD | Rsn | Cls | Model  | Base Size | Base Val | Inc Val | Dec Val | \$/Unit | Value Est |
|--------------------------------|--------------------|--------|-----|----|-------|--------|------|-------|------|-------|------|-----|-----|--------|-----------|----------|---------|---------|---------|-----------|
| Fron                           | 8-No Value - 8     |        | 100 |    | 135   | 1.02   |      |       |      |       |      |     |     | RL1001 | 70.00     | 0.00     | 0.00    | 0.00    |         | 0         |
| Sqft                           | 1-Primary Site - 1 | 13,025 |     |    |       |        |      |       |      |       |      |     |     | R0128  | 11,000.00 | 2.25     | 0.50    | 0.50    | 1.98    | 25,800    |
| <b>Total Market Land Value</b> |                    |        |     |    |       |        |      |       |      |       |      |     |     |        |           |          |         |         | 25,800  |           |



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DWELLING INFORMATION

Situs: 1124 N PARKWOOD LN WICHITA, KS  
 Res Type: 1-Single-family Residence  
 Quality: 3,33-AV+  
 Year Blt: 1953 Est: Yes  
 Eff Year:  
 MS Style: 5-1 1/2 Story Finished  
 LBCSStruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area: 1,796  
 Calculated Area: 1,788  
 Main Floor Living Area: 1,386  
 Upper Floor Living Area Pct: 29

COMP SALES INFORMATION

Arch Style: 04-Conventional  
 Bsmt Type: 2-Crawl - 2  
 Total Rooms: 7 Bedrooms: 3  
 Family Rooms:  
 Full Baths: 2 Half Baths:  
 Garage Cap:  
 Foundation: Concrete - 2  
 Model/Mkt Area: 03 - 125,000 -150,000

CALCULATED VALUES

Cost Land: 25,800  
 Cost Building: 102,930  
 Cost Total: 128,730  
 Ag Use Land: 0  
 Ag Buildings: 0  
 Misc. Buildings: 0  
 Manufactured Homes: 0  
 Income Value: 0  
 Market Value: 132,700  
 MRA Value: 136,500  
 New Construction: 0  
 Indexed Value: 129,000

IMPROVEMENT COST SUMMARY

Dwelling RCN: 177,470  
 Percent Good: 58  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 102,930  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

FINAL VALUES

Value Method: IDX/VAL  
 Land Value: 25,800  
 Building Value: 103,200  
 Final Value: 129,000  
 Prior Value:

BUILDING COMMENTS

RemDesc: 1985; DwellCom: A1-13 0168sf, A2-69 0360sf, A3-10 0360sf; DwellComp: No. 10 901=320(16X20), No. 12 1637=192(16X12)

SKETCH VECTORS

A0CU27R38D27L38A1U27R38CR24X7A2R38U5R24U19CR18X20A3  
U27R38D7CR24X15H

DWELLING COMPONENTS

| No. | Code  | Units | Pct | Quality | Year |
|-----|---|-------|-----|---------|------|
| 1   | 104-Frame, Plywood or Hardboard             | 100   |     |         |      |
| 2   | 208-Composition Shingle                     | 100   |     |         |      |
| 3   | 351-Warmed & Cooled Air                     | 100   |     |         |      |
| 4   | 402-Automatic Floor Cover Allowance         |       |     |         |      |
| 5   | 601-Plumbing Fixtures (#)                   | 8     |     |         |      |
| 6   | 602-Plumbing Rough-ins (#)                  | 1     |     |         |      |
| 7   | 622-Raised Subfloor (% or SF)               | 1,796 |     |         |      |
| 8   | 641-Single 1-Story Fireplace (#)            | 1     |     |         |      |
| 9   | 701-Attached Garage (SF)                    | 360   |     |         |      |
| 10  | 901-Open Slab Porch (SF)                    | 320   |     | 3.00    | 2012 |
| 11  | 913-Enclosed Wood Deck (SF), Screened Walls | 168   |     |         |      |
| 12  | 1637-Storage Building, Wood (SF)            | 192   |     | 3.00    | 2008 |



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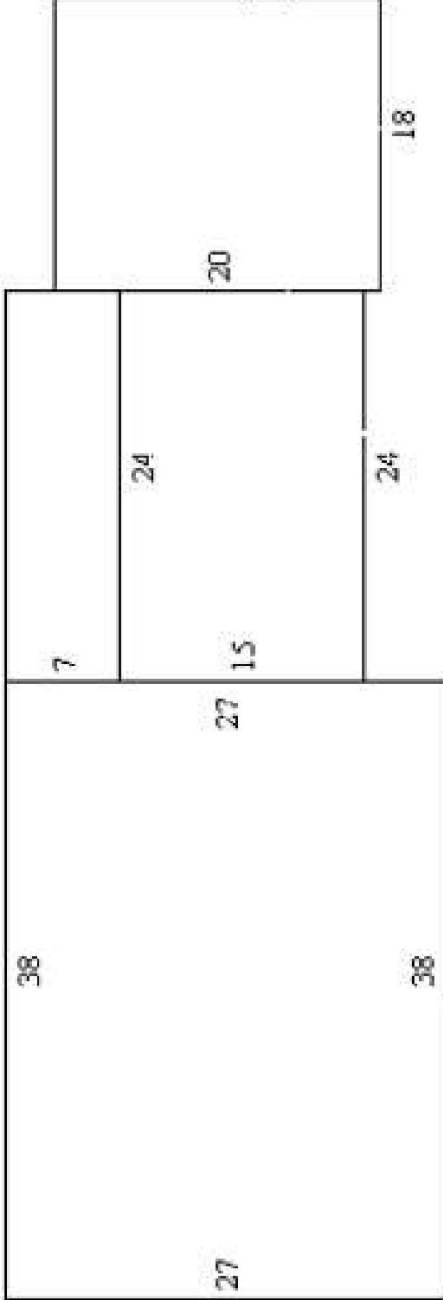
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MFLA - 1386 Sq. Ft.  
TLA - 1796 Sq. Ft.

